

Summary

The only potential ecological issues are biodiversity net gain and nesting birds.

Protected Species

I am satisfied that the site is very low risk for protected species, with no suitable habitat on-site or near to the development. No further information or measures are required.

Nesting Birds

One small tree and some shrubs will be lost and adjacent trees cut back. I am satisfied given the scale and nature of the vegetation loss that the risk to nesting birds is very low. I therefore recommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the loss of amenity grassland, ornamental shrubs and hardstanding to a dwelling and garden. Wildlife issues are restricted to nesting birds.

The developer has claimed exemption from mandatory 10% BNG under the self-build rule. This is for the LPA to determine. If not eligible for the self-build exemption, then a BNG assessment and statutory metric will be required as more than 25sqm of vegetated habitat will be lost.

Assuming the development is self-build then a standard soft landscaping condition should be provided including provision of one replacement tree.

With regards wildlife I recommend provision of one house sparrow terrace on a suitable elevation. The details can be provided via condition.

Ecologist

Planning and Transportation

Planning and Transportation

Place